





2 The Vale

Horndean, PO8 0HD

- IMPOSING DETACHED HOME
- LARGE DRIVEWAY & GARAGE
- ANNEXE POTENTIAL
- FOUR BATHROOMS
- LOUNGE/DINING ROOM/KITCHEN-BREAKFAST ROOM
- OVER 3300 SQ FT
- VERSATILE ACCOMMODATION
- SIX BEDROOMS
- BROKEN PLAN LIVING
- UTILITY ROOM

Welcome to this truly exceptional detached home, boasting over 3300 sq ft of versatile accommodation and situated in a peaceful cul-de-sac in this charming location in Horndean, just a stone's throw away from the breathtaking Catherington Lith Nature Reserve. Nestled within a leafy enclave, this residence offers a perfect blend of luxury, comfort, and natural beauty.



Approaching the property, you are greeted by a grand in-and-out driveway, providing ample off-road parking and granting access to the garage. The architectural allure continues as you step inside, where a spacious, light-filled entrance hallway captivates with its airy ambiance and features a stunning Oak staircase leading to the first-floor galleried landing. The ground floor of this home exemplifies versatility with two bedrooms and a shower room forming a separate wing – a space that could easily be transformed into a self-contained one-bedroom annex, as illustrated in the accompanying floorplan. The expansive living room, adorned with dual-aspect windows and boasts a wood-burning stove, creating a cozy focal point, the vaulted feature front window opens to the the gallery landing above. The open-plan design seamlessly connects each living area, creating a harmonious flow throughout. The dining room, generously proportioned and overlooking the rear garden, effortlessly transitions into the beautifully fitted kitchen breakfast area. The kitchen is adorned with sleek grey wall and base units, complemented by a breakfast bar for casual dining. A utility room adds practicality to family life, completing the convenience of the ground floor, alongside a three-piece bathroom featuring a well-appointed suite. Ascending to the first floor, the landing presents a versatile space for a study area or a quiet reading nook. The four double-sized bedrooms offer comfort and style, with the master suite featuring a four-piece en-suite bathroom and a private balcony overlooking the gardens and surrounding woodland.

Stepping outside, the rear garden beckons with its lush lawn and a substantial patio area – perfect for delightful alfresco dining. The entertainment options extend further with a covered entertaining area boasting its own wood burner and a dedicated BBQ area, ensuring memorable gatherings with friends and family.

This unique and spacious residence combines elegance, functionality, and a prime location, making it a dream home for those seeking a perfect balance of tranquility and contemporary living. Don't miss the opportunity to make this exceptional property your own.







Floor Plans

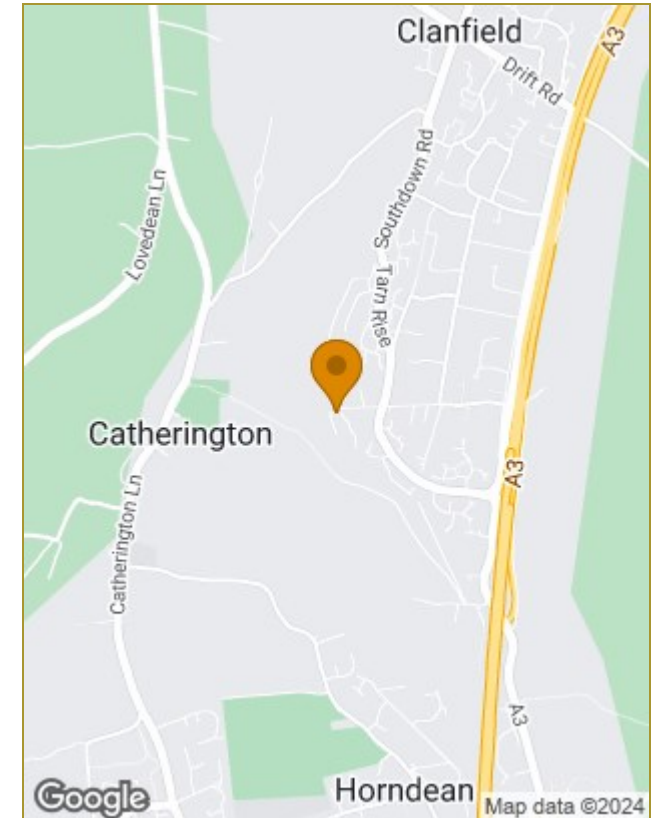


Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

